

STATE OF TEXAS
COUNTY OF HARRIS

We, Robert A. Davis and spouse, Megan Davis, hereafter referred to as owners of the 0.407 acre tract described in the above and foregoing plat of "RAD PROPERTY",

do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said map or plat and hereby dedicate to the use of the public forever, all streets (except private), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations herein expressed, and do hereby bind ourselves and our heirs, successors, and assigns to warrant and defend the title to the land so dedicated.

FURTHER, owners have dedicated and by these presents dedicate to the use of the public for public utility purposes an unobstructed easement five feet in width for a nine foot wide overhead drainage facility and a public utility easement shown hereon.

FURTHER, owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1-3/4) square feet (18" diameter) with culverts or bridges to be provided for all private walkways crossing such drainage facilities.

FURTHER, owners do hereby dedicate to the public a strip of land 15 feet wide on each side of the centerline of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage course located in said plat, as easements for drainage purposes, giving the City of Tomball, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting, and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain into this easement except by means of an approved drainage structure.

WITNESS our hand, this ____ day of _____, 20__.

Robert A. Davis Megan Davis

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Robert A. Davis and Megan Davis, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they have executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said owner.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

Notary Public in and for the State of Texas

My Commission expires on the ____ day of _____, 20__.

I, Tony P. Swonke, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an original survey of the property made under my supervision on the ground; that the elevation benchmark reflected on the face of this plat is a permanent benchmark; that all corners and angle points of the boundaries of the original tract to be subdivided are marked with iron rods having a diameter of not less than three-quarters of an inch (3/4") and a length of not less than three feet (3') and that the plat boundary corners have been tied to the nearest survey corner.

Tony P. Swonke
Registered Professional Land Surveyor No. 4767

This is to certify that the Planning and Zoning Commission of the City of Tomball, Harris County, Texas, has adopted the "RAD PROPERTY", in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat on this ____ day of _____, 20__.

Barbara Tague

Chairperson

I, Tenneshia Hudspeth, Clerk of the County Court of Harris County, Texas, do hereby certify that this within instrument with its certificate of authentication was filed for registration in my office on the ____ day of _____, 20__ at ____ o'clock ____ M., and was duly recorded on the ____ day of _____, 20__ at ____ o'clock ____ M. and filed under Film Code No. ____.

WITNESS MY HAND AND SEAL OF OFFICE AT HOUSTON, TEXAS, THE DATE AND DATE LAST ABOVE WRITTEN.

Chris Hollins
Clerk of the County Court
Harris County, Texas

Deputy

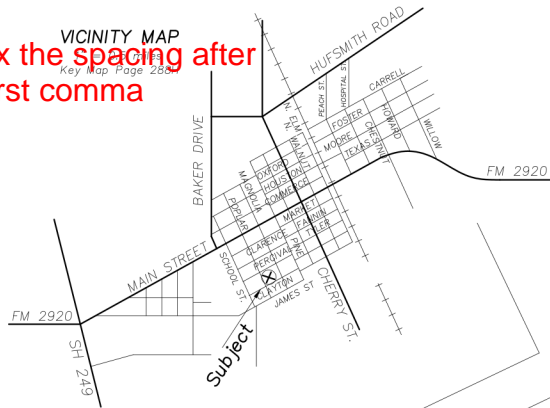
PUBLIC EASEMENT:

Public easements denoted on this plat are hereby dedicated to the use of the public forever. Any public utility, including the City of Tomball, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.

VICINITY MAP

Key Map Page 284

fix the spacing after
first comma



Note #1 All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.

Note #2 All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.

Note #3 No building or structure shall be constructed across any pipelines building lines, and/or easements. Building setback lines will be required, adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.

NOTE #4: This plat does not attempt to amend or remove any valid restrictions or covenants.

NOTE #5: A ten foot wide City of Tomball utility easement is hereby dedicated by this plat and centered on the gas main extension from the City of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter

NOTE #6: Not correct, amended and planning the plat of the easement in favor of Humble Oil & Refining Company as set forth in instruments recorded in Vol. 1055, Pg. 262, Vol. 1247, Pg. 201 & Vol. 1452, Pg. 428 (HCDR), does not affect this property.

I, _____, Officer for DHI Mortgage Company LTD, owner and holder of two liens against the property described in the plat known as "RAD PROPERTY", said liens being evidenced by instruments recorded under Clerk's File No. 2016-19895 of the Official Public Records of Harris County, Texas, do hereby acknowledge and certify that the purposes and effects of said plat are correct and that the same are in accordance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat on this ____ day of _____, 20__.

_____, Officer for DHI Mortgage Company LTD.

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and has acknowledged to me that they have executed same for the purposes and consideration therein expressed, and in the capacity therein and herein stated, and as the act and deed of said leinholder.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2022.

Notary Public in and for the State of Texas
My Commission expires on the ____ day of _____, 2022.

FLOOD INFORMATION: According to FEMA Firm Panel No. 48021C0230 L (Dated June 18, 2007), this property is in Zone "X" and not in the 0.2% Annual Chance Flood Flood.

Add a reason for
replat

RAD PROPERTY

A replat of Lots 28, 29, 30, 31 and 32 in Block 34 of the REISED MAP OF TOMBALL, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas. Said Block 34 lying in the William Hurd Survey (A-371).

Containing: 2 Lots / 1 Block

PREPARED BY:
Tony Swonke Land Surveying
700 Kane Street
Tomball, TX 77375
281 351 7789

DATE: March 7, 2022

OWNER:
Robert A. Davis & Megan Davis
11395 Leonidas Horton Rd.
Conroe, TX 77304
832.683.3675

Add notes to not
obstruct visibility at
corner of Clayton and
South Popular
Add note: City of
Tomball has adopted
zoning so reference
zoning ordinance for
land uses and
property development
standards.

Add note for visibility
Triangle per Sec
38-33

proper
min \$
adjust
account

